

# Economic Indicators

## Loudoun County, Virginia

August 2005

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
<b>New Residential Construction</b>					
New Residential Units Permitted	July 2005	635	3,947	3,770	4.7%
Single Family Detached Units Permitted	July 2005	319	2,260	2,178	3.8%
Single Family Attached Units Permitted	July 2005	182	1,097	1,091	0.5%
Multifamily Units Permitted	July 2005	134	590	501	17.8%

Source: Loudoun County Department of Building and Development

<b>New Nonresidential Construction</b>					
Office SF Permitted	July 2005	411,432	2,006,856	1,768,529	13.5%
Flex/Industrial SF Permitted	July 2005	59,052	508,083	208,920	143.2%
Retail SF Permitted	July 2005	223,043	631,999	373,318	69.3%
Other SF Permitted	July 2005	41,233	421,399	427,893	-1.5%
Taxable SF Permitted	July 2005	88,104	445,375	758,398	-41.3%
Nontaxable SF Permitted	July 2005	325,468	1,762,005	1,472,125	19.7%
Total Value Nonresidential Construction	July 2005	85,964	244,851	296,404	-17.4%
Value of New Buildings	July 2005	\$38,700,402	\$265,051,649	\$141,875,414	86.8%
Value of Alterations/Additions	July 2005	\$29,418,740	\$227,828,217	\$107,902,125	111.1%
Route 28 Taxing District SF Permitted	July 2005	\$9,281,662	\$37,223,432	\$33,973,289	9.6%
Value of Route 28 Permitted Construction	July 2005	126,835	623,995	813,073	-23.3%
	July 2005	\$6,740,536	\$44,489,909	\$47,020,741	-5.4%

Source: Loudoun County Department of Building and Development

<b>Housing Sales</b>					
Single Family Detached	April 2005	486	3,143	3,323	-5.4%
Single Family Attached	April 2005	212	1,505	1,594	-5.6%
Condominium	April 2005	217	1,235	1,265	-2.4%
	April 2005	57	403	464	-13.1%

Source: Loudoun County Department of Financial Services

<b>Washington Dulles International Airport</b>					
Total Passengers	May 2005	2,476,076	11,090,634	7,473,884	48.4%
International Passengers	May 2005	435,791	1,894,959	1,726,896	9.7%
Total Freight (metric tonnes)	May 2005	24,113	120,941	124,477	-2.8%

Source: Metropolitan Washington Airports Authority

<b>Taxable Sales (000s)</b>	1st Quarter 2005	\$841,059	\$841,059	\$806,694	4.3%
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Source: Virginia Department of Taxation

\* Percent change calculated using current year-to-date and last year-to-date.

# Economic Indicators

## Loudoun County, Virginia

August 2005

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
<b>Average Housing Sales Prices</b>	April 2005	\$540,464	\$526,461	\$410,274	31.7%
Single Family Detached	April 2005	\$705,974	\$655,102	\$527,734	33.8%
Single Family Attached	April 2005	\$449,864	\$430,892	\$338,616	32.9%
Condominium	April 2005	\$269,801	\$289,970	\$233,926	15.3%

Source: Loudoun County Financial Services

### At-Place Employment

Employees	4th Quarter 2004	117,215	114,668	106,616	9.9%
New Jobs (over previous quarter)	4th Quarter 2004	2,547			
Establishments	4th Quarter 2004	6,273	6,263	5,808	8.0%
New Businesses (over previous quarter)	4th Quarter 2004	10			
Gross Wages (millions)	4th Quarter 2004	\$1,577	\$1,447	\$1,338	17.9%

Source: Virginia Employment Commission

### Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	June 2005	123.6	123.6	118.9	4.0%
US-All Urban Consumers (1982-84=100)	June 2005	194.5	194.4	189.7	2.5%

Source: US Bureau of Labor Statistics

### Civilian Labor Force

Loudoun County	June 2005	134,588	133,513	122,532	9.8%
Northern Virginia	June 2005	1,372,121	1,360,191	1,305,915	5.1%

Source: Virginia Employment Commission

### Unemployment Rate

Loudoun County	June 2005	2.3	2.2	2.2	4.5%
Northern Virginia	June 2005	2.8	2.7	2.4	16.7%
Virginia	June 2005	3.8	3.6	3.8	0.0%
United States	June 2005	5.2	4.9	5.8	-10.3%

Source: Virginia Employment Commission

### Washington Economic Index

Leading Index (1987=100)	April 2005	109.8	110.8	112.3	-2.2%
Current Index (1987=100)	April 2005	119.6	121.5	108.9	9.8%

Source: Center for Regional Analysis

### Non-Residential Vacancy

Total	2nd Quarter 2005	12.6%	13.8%	17.4%	-27.6%
Office	2nd Quarter 2005	9.3%	11.5%	15.5%	-40.0%
Flex	2nd Quarter 2005	22.2%	24.2%	29.6%	-25.0%
Industrial	2nd Quarter 2005	7.7%	6.7%	7.7%	0.0%

Source: Realty Information Group

\* Percent change calculated using current period and same period previous year.

Loudoun County Department of Economic Development

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All data subject to revision.